



## DRAFT MEETING MINUTES Housing Authority of Mono County

Board of Supervisors Chambers

### REGULAR MEETING

County Courthouse  
Bridgeport, California 93517

May 12, 2009

Flash Drive	File	#1004 @ 2:37:50
Minute Orders	M09-04	M09-05

2:23 p.m.      **Meeting Called to Order by Chairman Hunt**

### OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

*No one spoke.*

1)      **Approval of Minutes**

M09-04

Regular Meeting of March 10, 2009.

**Reid/Hazard, 4-0; Bauer abstain**

2)      **Commission Member Reports**

*Commissioners had no reports*

3)      **Department Reports/Emerging Issues**

*None*

4)      **Review of Housing Mitigation Fees (Mary Booher)**

**ACTION:** Receive report on Housing Mitigation Fees; provide any desired direction to staff.

Mary Booher outlined the following:

- This item was requested by Commissioner Bauer as a result of a letter sent by Connie Black, June Lake Economic Development stating that the fees are not necessary.
- The ordinance requires a review of fees. There is currently a 10% deed restricted requirement.
- Fees collected over the past 3 ½ years total about \$326,000.
- Fee adjustment suggestions: 1) base the fee on the number of building permits issued in a

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time period; 2) use an adjustment factor based on the local housing market; 3) reduce the fees across the board.

- Along with considering fees, the Housing Authority needs to discuss its goals and objective. Four goals that could use mitigation funds: increasing housing stock, rental stock, rehabilitation of existing homes, home-owner assistance programs.

Larry Johnston:

- The ordinance addresses different kinds of developments.
- The ordinance allows for the developer to propose an equivalency for the required housing; they have to show how this would be done.
- Staff views affordable housing requirements as part of the infrastructure.
- The impact of the ordinance decreases substantially north of Conway summit.

Board Comments:

- Chairman Hunt: Have to determine the ongoing need for affordable housing. Inclusionary housing is probably more important in Mammoth Lakes; the un-incorporated County is different and there needs to be flexibility on mitigation.
- Commissioner Bauer: Initially wanted protection in June Lake due to pending development of the Rodeo Grounds; the ordinance may not be needed. Managing houses presents problems; the County should consider collecting the fees and then determining the best use for them.
- Commissioner Hazard: The ordinance has impacted District 2 significantly; it is not working as intended. Targeted homeowners are not moving into the County, and the Benton and Chalfant houses are presenting problems. Suggested suspending the ordinance pending revisions, exempt District 2. The goal is to provide work-force housing so employees can live in the County; unencumbered funds would best meet the needs in District 2. Fees don't seem to be stifling development, but need to refocus the ordinance to increase flexibility.
- Commissioner Reid: Lee Vining is ahead on the issue of work-force housing and may benefit from the ordinance. Rather than locating a unit in a development, the equivalency may be more important.
- Commissioner Farnetti: Zoning requirements present a problem when half-acre or acre lots are required. The ordinance may work when a big development is going to impact an area, but it is different in more rural areas.

Mark Magit: The housing element and the ordinance work together, so the housing element will help guide a discussion about the housing mitigation ordinance. The Housing Authority should agendize a workshop to review the ordinance and how it fits with the housing element.

The Authority decided to make no changes to the ordinance today. Agendize a workshop on the Board of Supervisors' June agenda (2<sup>nd</sup> or 3<sup>rd</sup> meeting) to discuss the ordinance and the housing element.

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**5) Placement of Workforce Housing in Mono County (Mary Booher and Pam Hennarty)**

**ACTION:** Receive staff report and Mammoth Lakes Housing report regarding the placement of Workforce Housing in Mono County, and provide any desired direction to staff.

Pam Hennarty presented information gathered at RPAC meetings about the needs of housing in the County:

- There are different needs in every community.
- Work-force housing is not considered low-income housing.
- Housing needs to be affordable for people living and working in communities.
- People choose to live in a community for various reasons, and may choose to commute to work.
- Need to consider differences among communities in the housing element update.
- Hennarty is drafting a policy paper based on information gathered from RPACs. She will verify the information with the communities and incorporate it into the housing element.
- Should focus on opening new programs to better serve the population and keep people in the communities.

Commissioner Farnetti: Flexibility in the ordinance would help. Commissioner Hunt: Mammoth Lakes Housing can provide information and ideas about how to address issues.

**6) Homebuyer Program Guidelines Update (Mary Booher and Pam Hennarty)**

**M09-05 ACTION:** Approve revised Homebuyer Program Guidelines.

**Bauer/Farnetti, 5-0**

Mary Booher: Two months ago, the Housing Authority directed staff to change the residency requirement for homebuyers from 12 to 6 months. The revised guidelines also include the 2009 income levels.

**7) Update on Lee Vining Housing (Mary Booher)**

**ACTION:** Receive report on status of workforce housing in Lee Vining; provide any desired direction to staff.

Mary Booher: The property survey is almost finished; it can accommodate possibly four units. Over the last two months, however, the community has decided it may not want work-force housing on the community center property. One RPAC member has re-opened discussions with the school board about using a part of the 20 acres north of the high school. Booher will attend the school board meeting next week to discuss the possibility of partnering. Long-term, the community would prefer having the County shop relocated and creating a mixed-use development on that property.

Commissioner Bauer expressed concern about the County having to manage units. Need to reconsider what the Housing Authority can do, and select three areas on which to focus.

Booher: Have discussed waiting for a qualified buyer before building. Regarding management, the County has a property management contract for the June Lake unit, and is working on a contract for the Benton houses.

Commissioner Hazard: Supports having a contract with a property manager, but the ordinance needs flexibility in order to get cash for housing mitigation rather than property to manage.

Chairman Hunt: Concur.

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- 8) Discussion regarding status and use of Benton Houses (**Mary Booher**)  
**ACTION:** Discuss current status and potential uses for the Benton houses; provide direction to staff.

Mary Booher:

- Four people are interested in renting the Benton houses.
- Have developed a policy to conduct a background check that meets California requirements.
- Insurance will pay to repair damage to one of the units and bring it up to rental status.
- Working to get a property manager.
- Social Services and Mental Health are interested in using one house as office space. Could be confidentiality problems, however.

Commissioner Hazard: Have heard requests consistently for office space in Benton; likes the idea of having a responsible tenant. Confidentiality issues can be addressed. Supports the continued rental of the homes if it will be successful in the affordable housing program; otherwise supports the idea of using a unit for County office space.

Commissioner Farnetti: Prefer to rent as residence, but if nothing happens with interested parties, then consider using as office space.

Commissioner Reid: The County could install a modular unit for office space.

The Commissioners agreed the units should be rented as homes, but if this doesn't work, use of County office space.

**ADJOURN: 3:57 p.m.**

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